

# Milestone

## RESIDENTIAL

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### 138 Evelyn Crescent, Sunbury-On-Thames, TW16 6NA



**Asking Price £450,000 Freehold**



**A great opportunity to put your mark on this 3 bedroom mid terrace family home with good size garden and driveway parking. Close to Sunbury Station, shopping centre and A316/M3 motorway. No Forward Chain.**



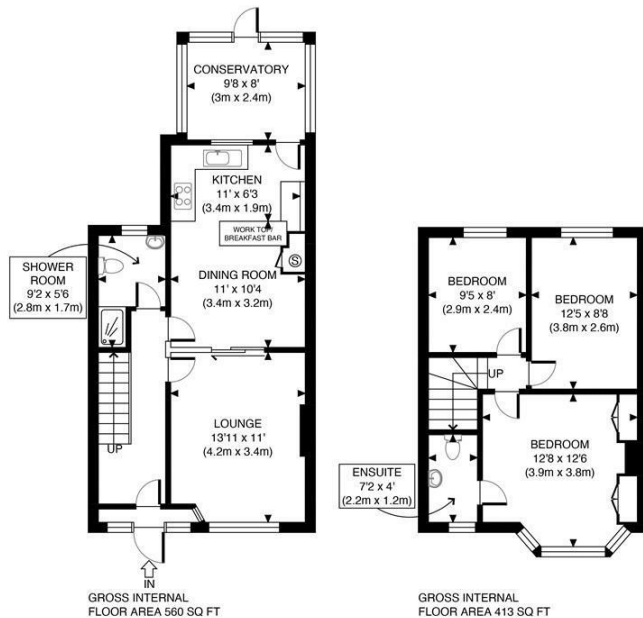
# 138 Evelyn Crescent, Sunbury-On-Thames, TW16 6NA

## FOR SALE

An attractive 3 bedroom mid terrace property. The enclosed entrance lobby with front door leads to the hallway with access to a front living room, open plan dining and kitchen and a modern bathroom. There is a delightful conservatory at the rear of the house leading to a beautiful sunny 65ft paved garden with mature trees and shrubs. The first floor provides the main bedroom with an ensuite cloakroom and 2 further good-sized bedrooms. Excellent location close to local schools and shops. No Forward chain.

## LOCATION

Situated in a popular residential road of similar designed housing just over 10 minutes walk to Sunbury Train Station and shopping centre which includes an M&S Food Hall and Tesco Superstore. The A316/M3 are nearby together with the attractions of Lower Sunbury and River Thames.



APPROX. GROSS INTERNAL FLOOR AREA 973 SQ FT / 90 SQM	Evelyn Crescent
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	date 08/12/23
	photoplan

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A	Very energy efficient - lower running costs A	Very environmentally friendly - lower CO <sub>2</sub> emissions A	Very environmentally friendly - lower CO <sub>2</sub> emissions A
(81-81)	(81-81)	(81-81)	(81-81)
B	B	B	B
(69-80)	(69-80)	(69-80)	(69-80)
C	C	C	C
(55-68)	(55-68)	(55-68)	(55-68)
D	D	D	D
(39-54)	(39-54)	(39-54)	(39-54)
E	E	E	E
(21-38)	(21-38)	(21-38)	(21-38)
F	F	F	F
(1-20)	(1-20)	(1-20)	(1-20)
Not energy efficient - higher running costs G	Not energy efficient - higher running costs G	Not environmentally friendly - higher CO <sub>2</sub> emissions G	Not environmentally friendly - higher CO <sub>2</sub> emissions G
89	69		

England & Wales EU Directive 2002/91/EC

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.